

IN RE: PETITION FOR ADMINISTRATIVE
ZONING VARIANCE
E/S Chestnut Oak Rd., 307+/-
of C/L Amuski Road
8519 Chestnut Oak Road
4th Election District
4th Councilmanic District
William Ridgely, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-235-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by William I. Ridgely and Virginia A. Ridgely, his wife, for that property known as 8519 Chestnut Oak Road in the Ridgeleigh subdivision of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a carport within 0 ft. of the side property line in lieu of the required 2.5 ft., as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of January, 1994 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a carport within 0 ft. of the side property line in lieu of the required 2.5 ft., be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LES:mmm

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

-2-

Baltimore County Government
Zoning Commission
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 27, 1994

Mr. and Mrs. William I. Ridgely
215 Margate Road
Lutherville, Maryland 21093

RE: Petition for Administrative Variance
Case No. 94-235-A
Property: 8519 Chestnut Oak Road

Dear Mr. and Mrs. Ridgely:

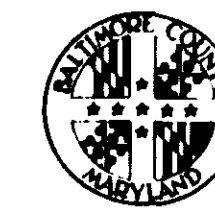
Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
enc1.



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 8519 Chestnut Oak Road which is presently zoned RS-2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a carport within 0 ft. of the side property line in lieu of the required 2.5 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.)
1. The undersigned legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a carport within 0 ft. of the side property line in lieu of the required 2.5 ft. of the side property line in lieu of the required 2.5 ft., as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

CONTACT PERSON: Les

Type or Print Name: _____

Signature: _____

Address: _____

City: _____ State: _____

Attorney for Petitioner: _____

Type or Print Name: _____

Signature: _____

Address: _____

City: _____ State: _____

Phone No: _____

Address: _____

City: _____ State: _____

Phone No: _____

Address: _____

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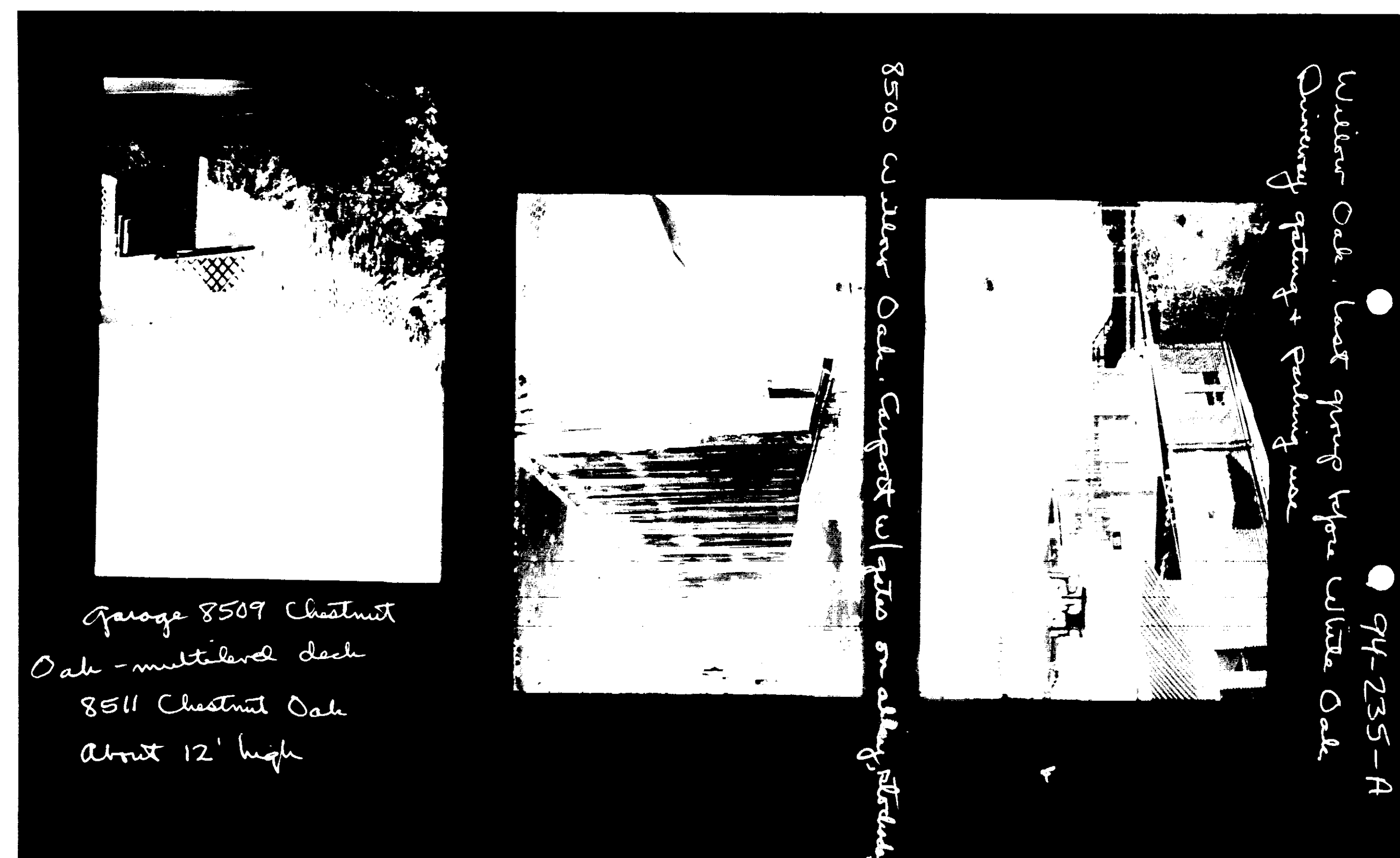
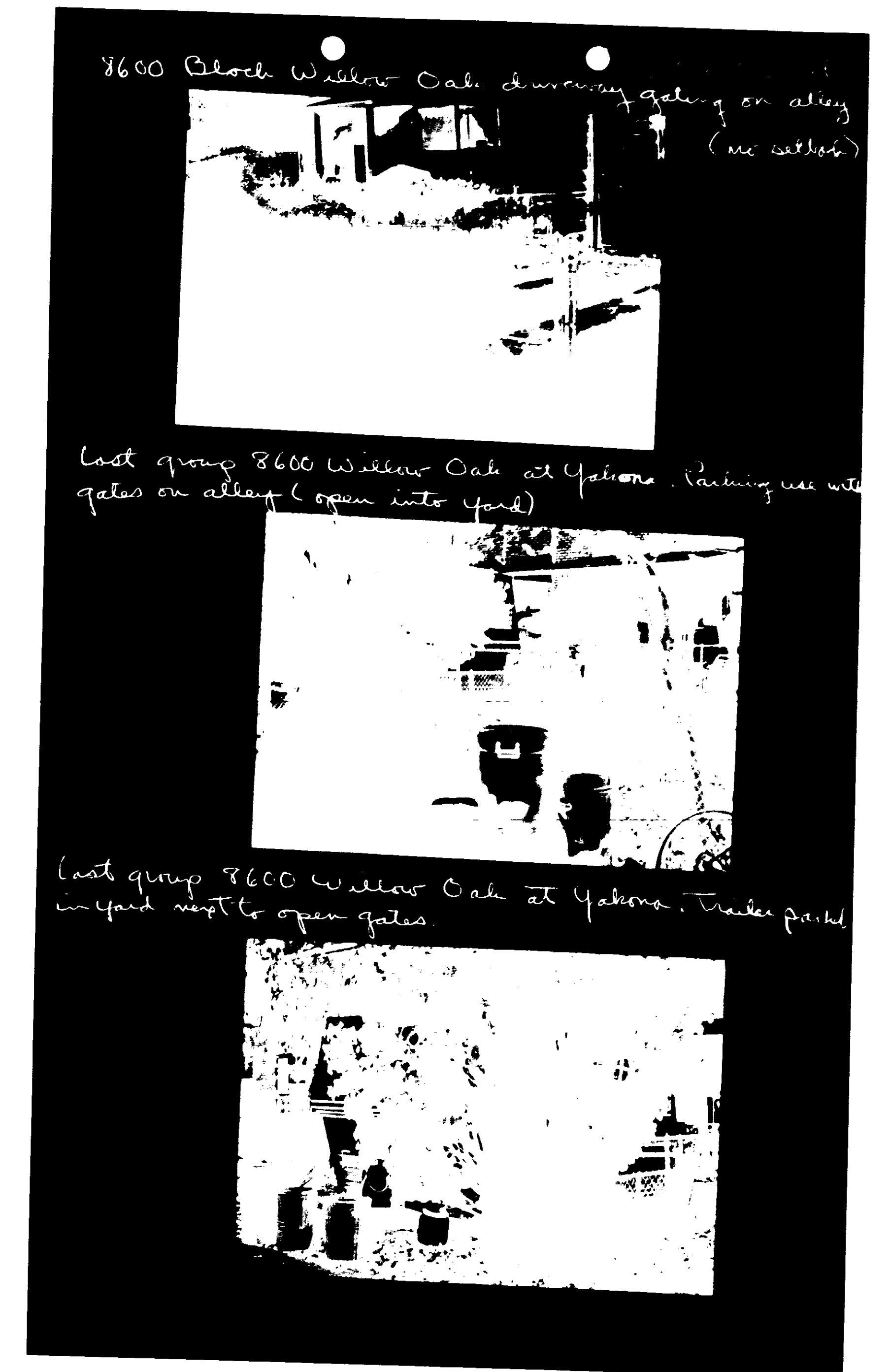
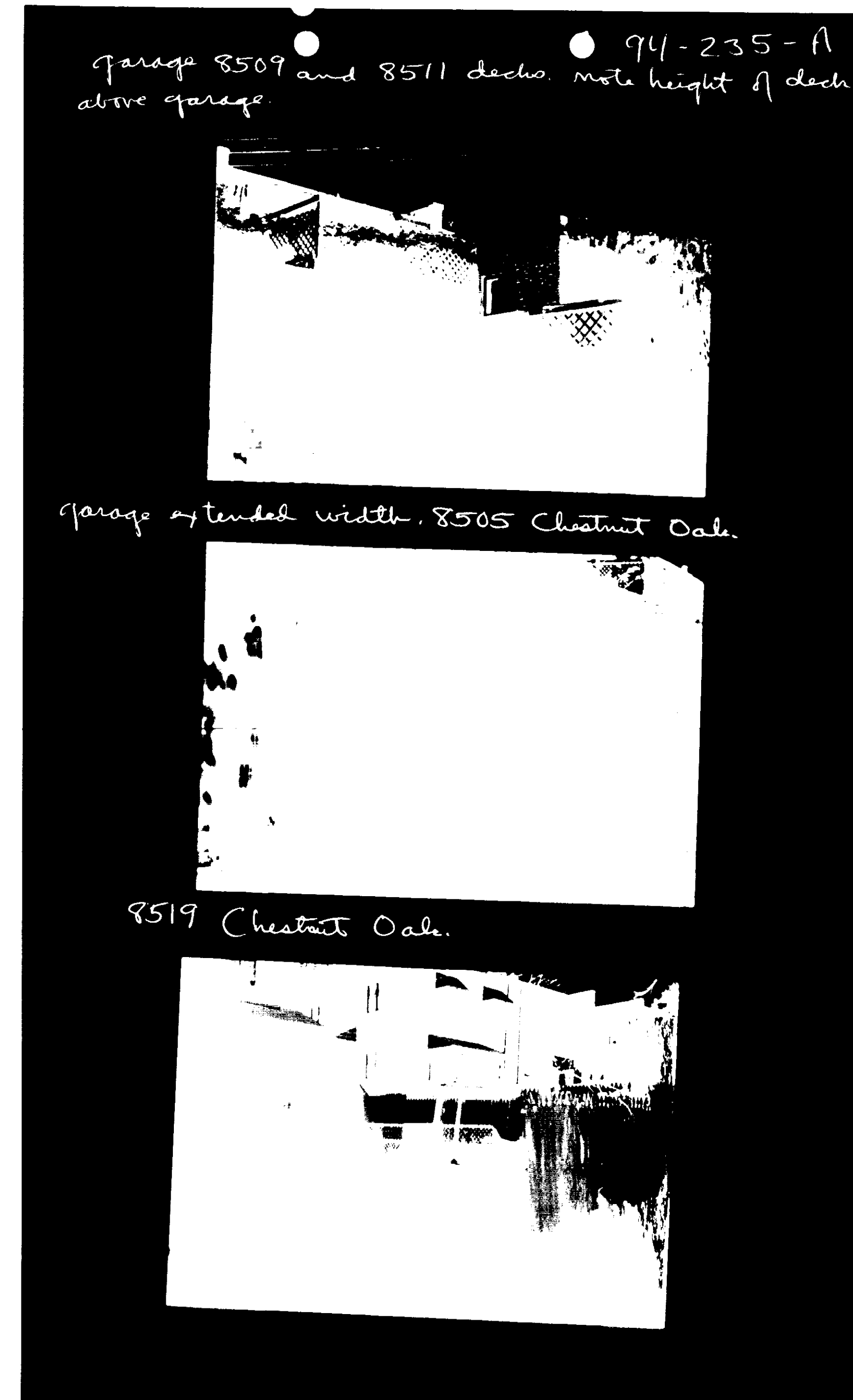
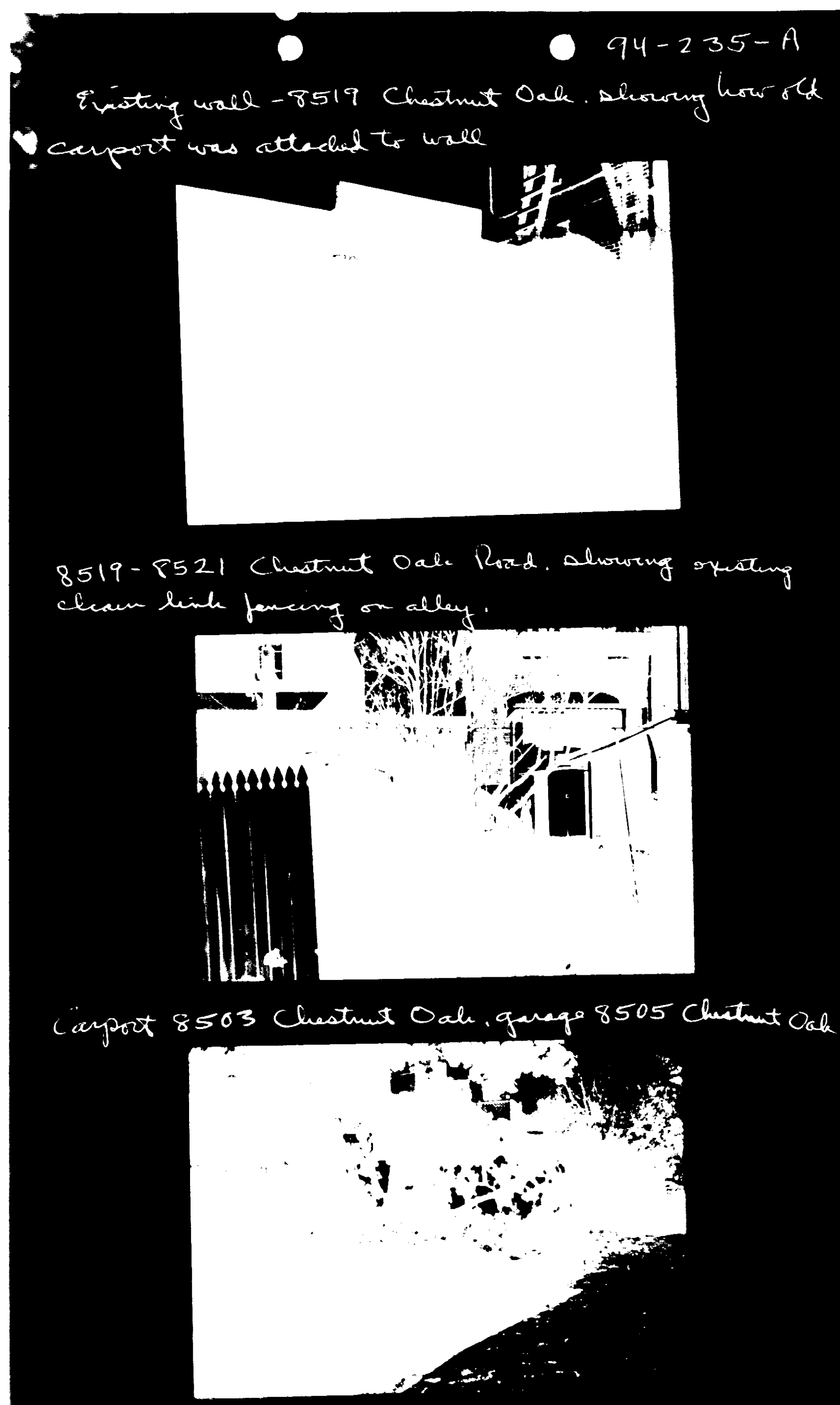
City: _____ State: _____

Phone No: _____

Address: _____

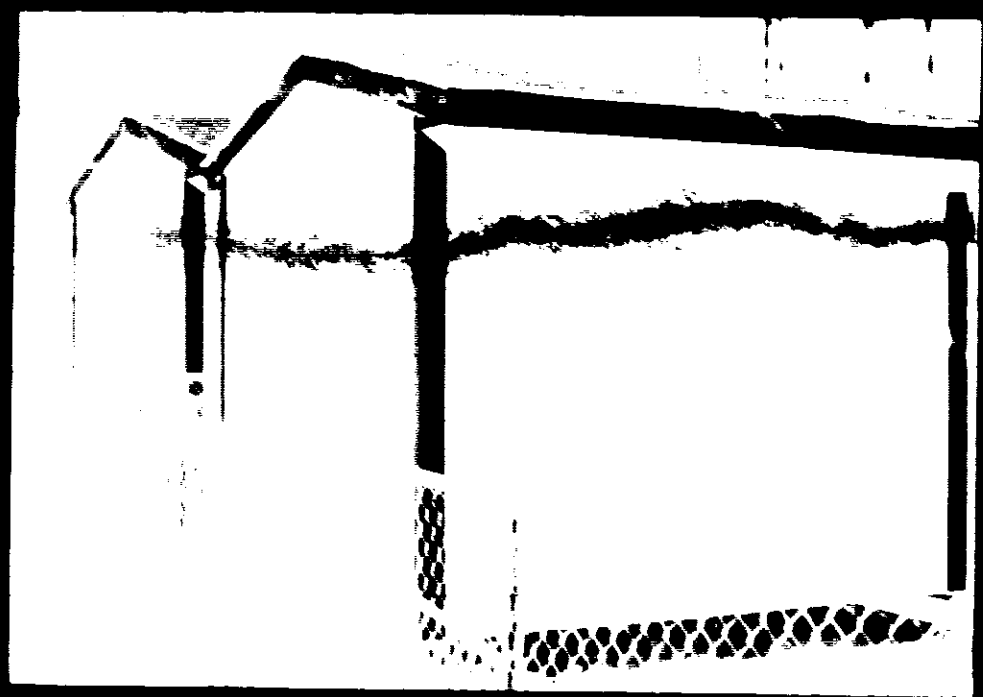
City: _____ State: _____

Phone No: _____



pads.

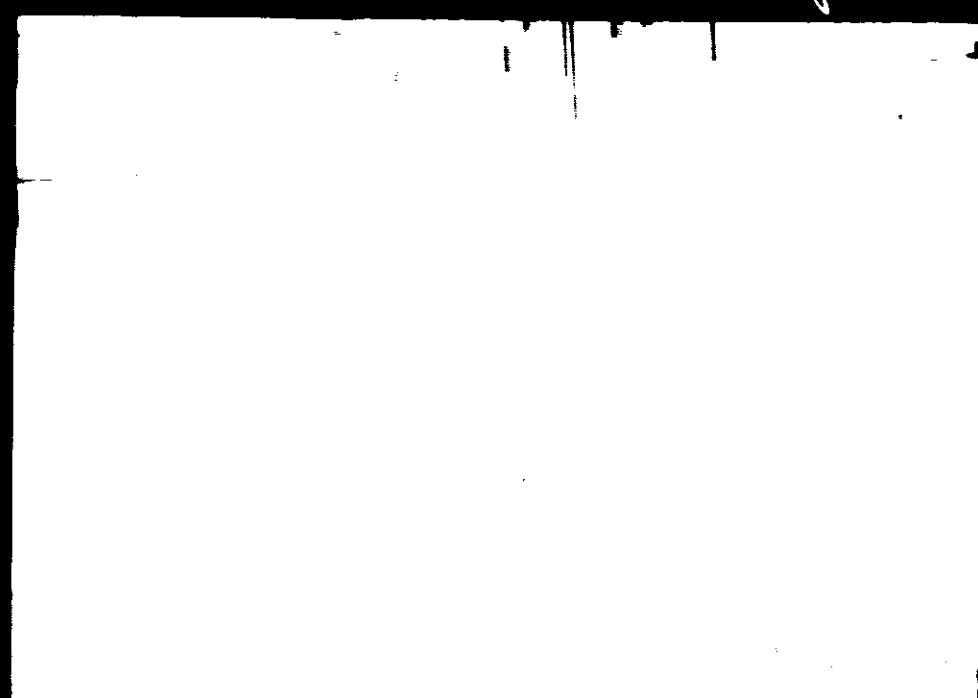
74-235-11
Willow Oak - 8530 - 2 sheds on concrete



8600 Willow Oak Parking + gate on alley



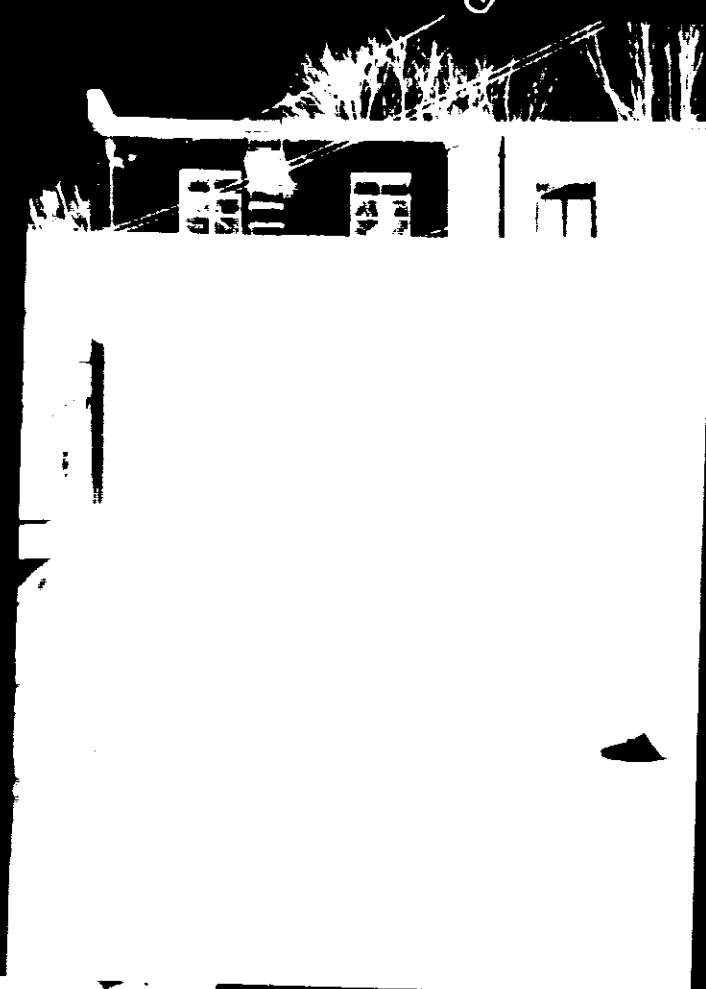
8534 Willow Oak - parking pad gate on alley



74-235-11
8517 Chestnut Oak - Enclad report (copy)
sheds + fencing on deep at house road June 75



8517 Chestnut Oak



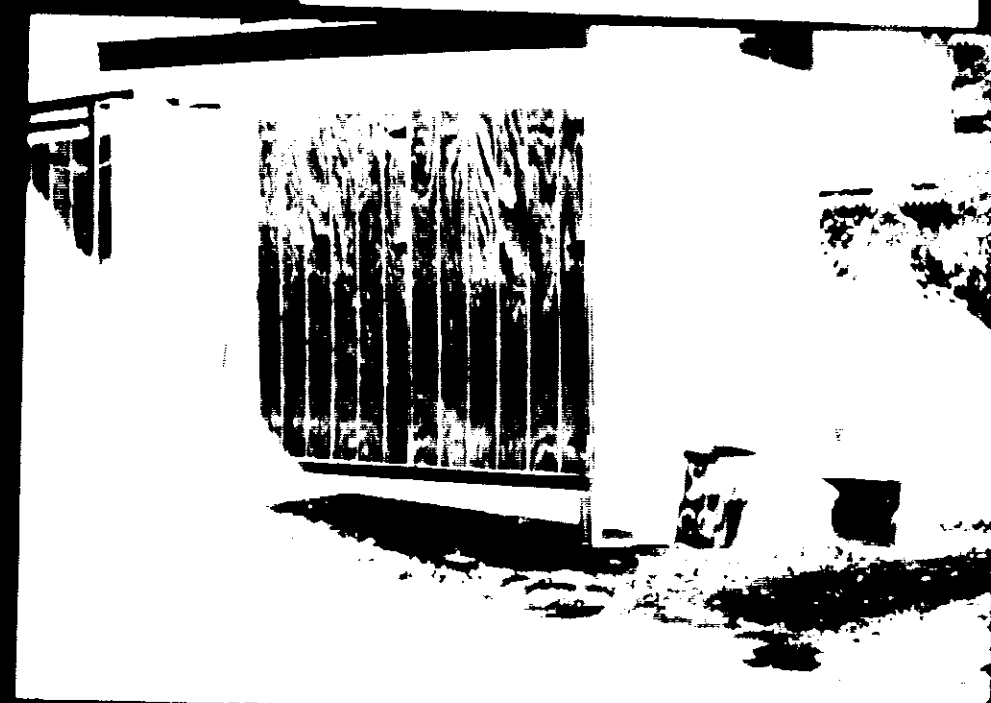
8530 - 2 shed Willow Oak
chain link fence on alley



74-235-11
8519 Chestnut Oak - old airport



8517-19 Chestnut Oak



Enclad report
+ shed + shed
with 1/3' setback
8517 Chestnut
Oak.

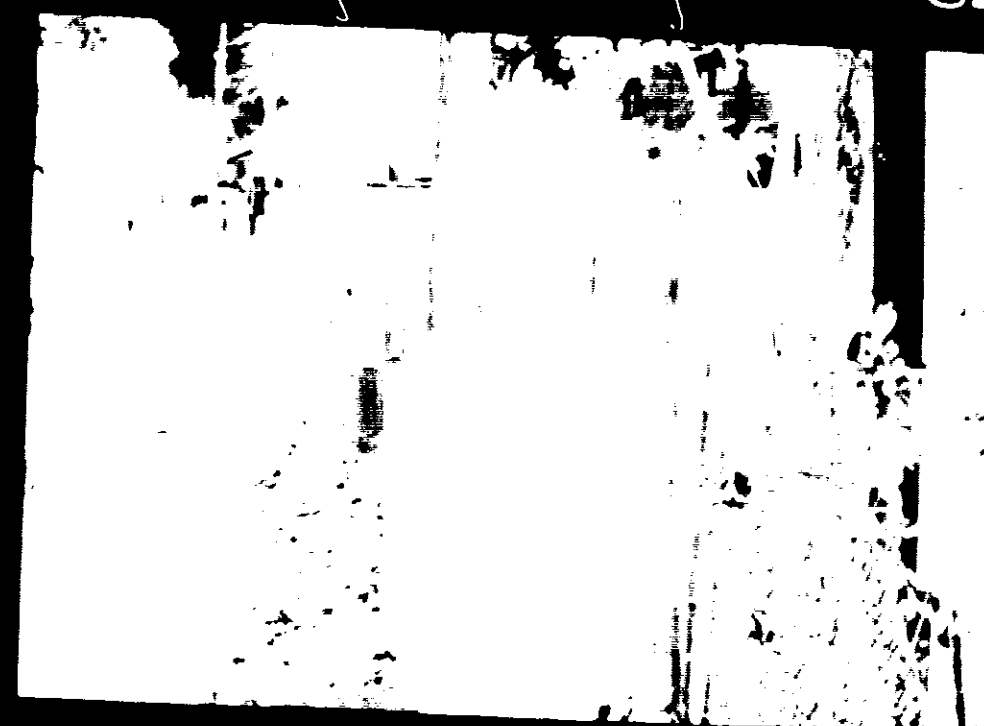
74-235-11
gates on alley 8514 Willow Oak
8516 Chestnut Oak report



Willow Oak - fencing to alley 8516 8518
(attracted)

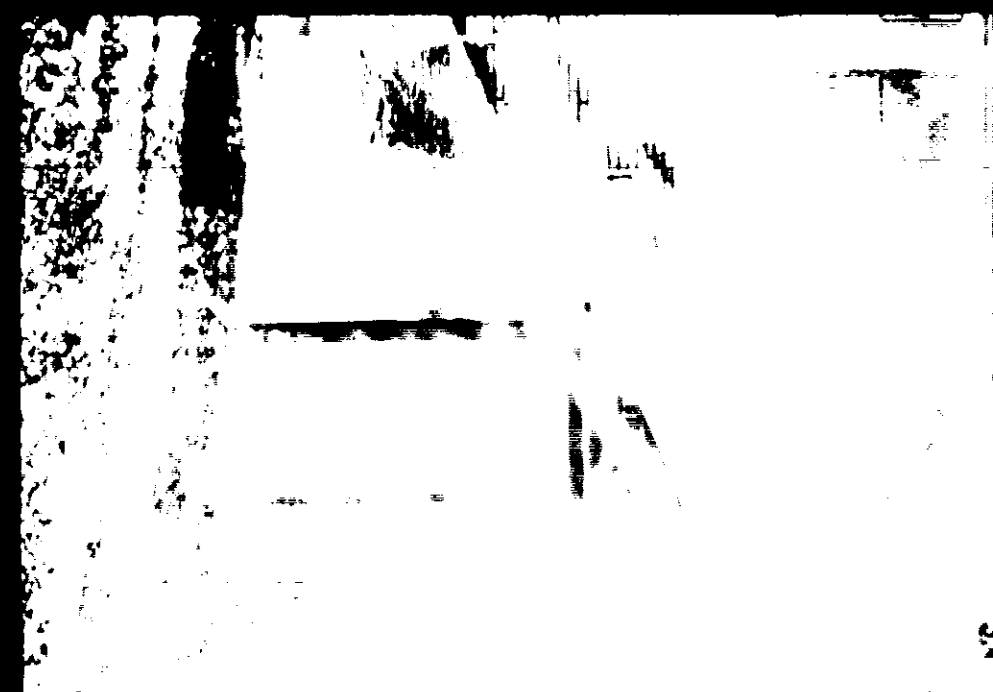


Chain link fence on alley to Willow Oak 8518



8516 at
Willow Oak

74-235-A
8516 Willow Oak - collar entrance
construction (Sept/Oct 93)

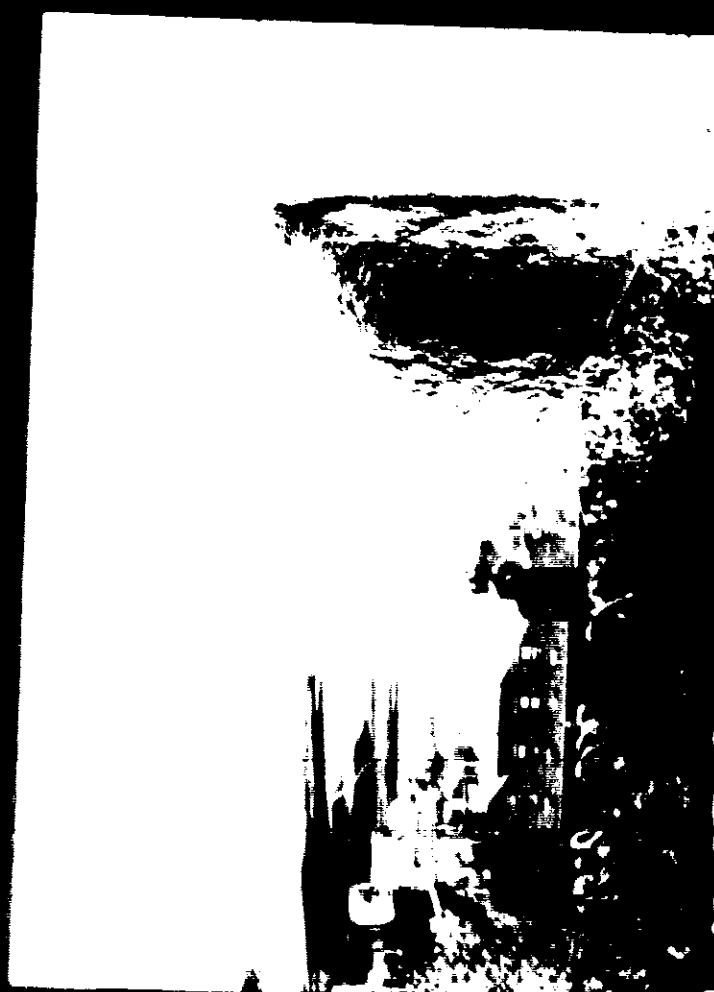


8600 Pine Chestnut Oak - enclosed carport



gates on
alley
8518
Willow
Oak

8611 Chestnut Oak - 2 string garage



8600 Pine Chestnut Oak - 2 string garage



8513/8515 Chestnut Oak
gate 2' clearance 1' water
Shed + enclosed carport
(Wardlaw + Spring 1990)
(drive related)
at 8517 Chestnut Oak Rd.

74-235-A

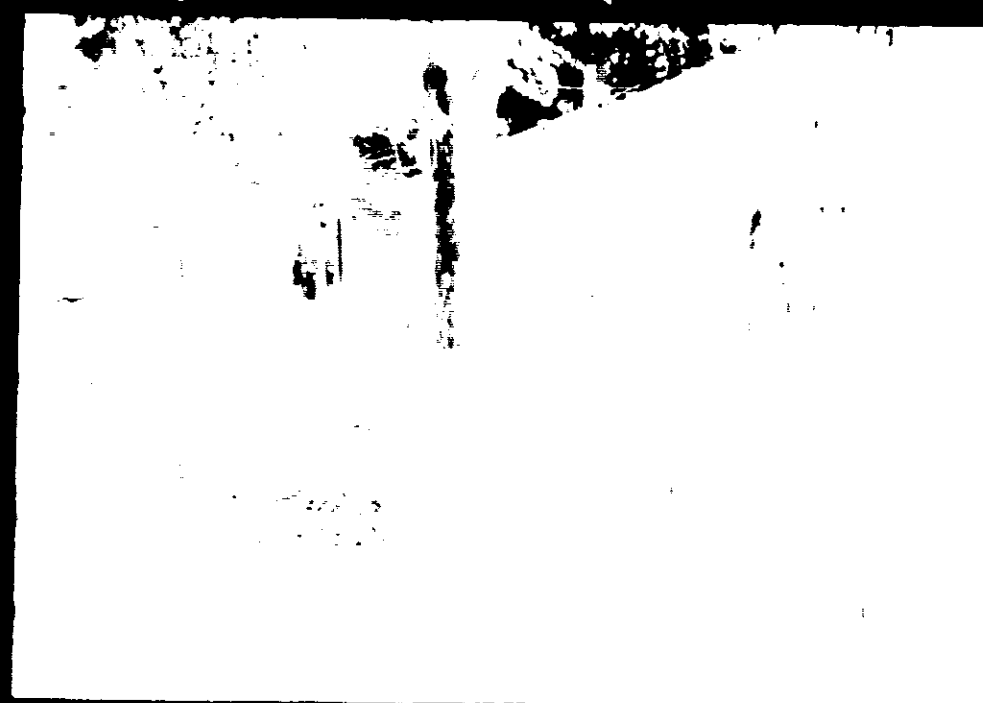
94-235-A
 View from 8500 Willow Oak at White Oak
 Willow Oak at White Oak



8500 Willow Oak Alley gates for airport



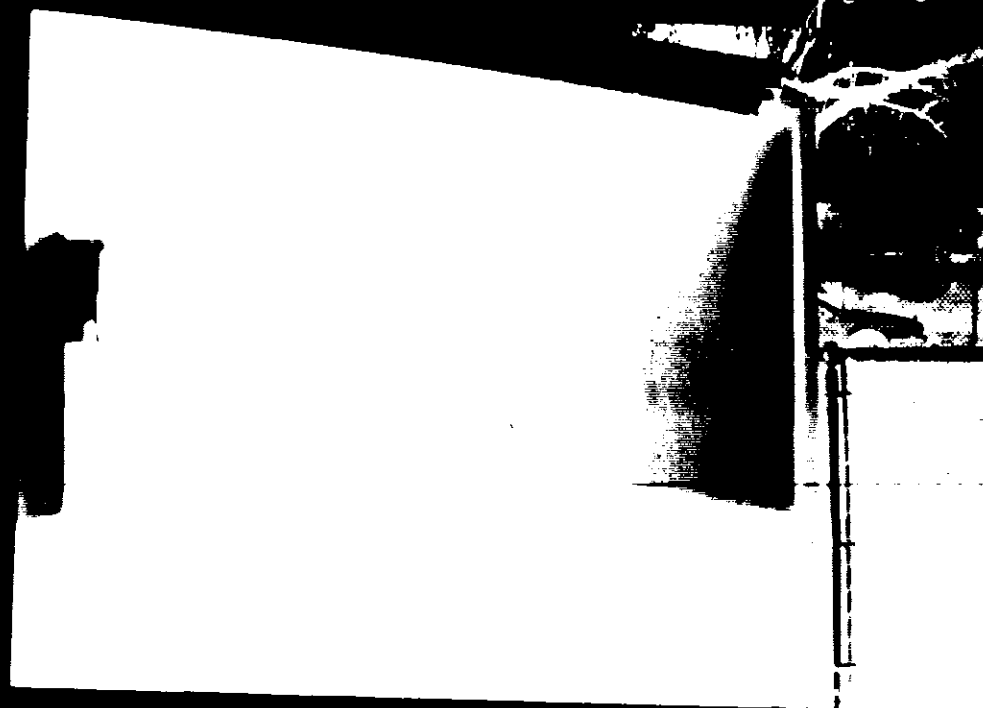
Driveway gates on alley (no set back). 8502, 8504, 8506, 8508
 Willow Oak



94-235-A
 8600 311 Chestnut Oak
 + Willow Oak from White Oak



End Chestnut Oak at Yakima. Drive - enclosed
 Airport entrance.



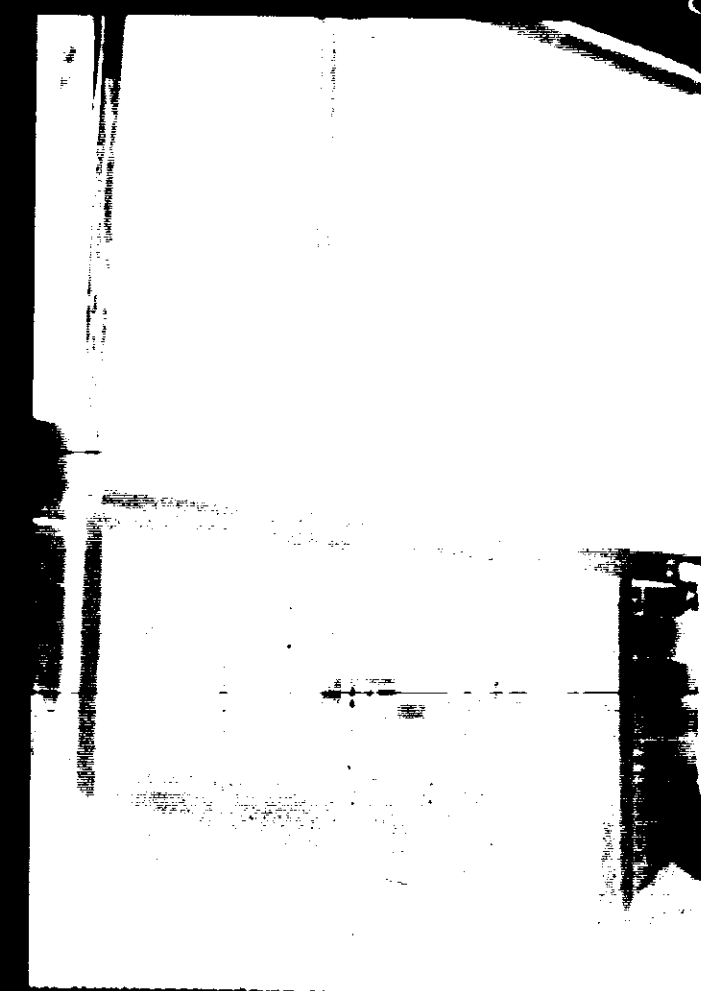
Stochastic on alley (no set back) Willow Oak, 8502, 8504, 8506, 8508



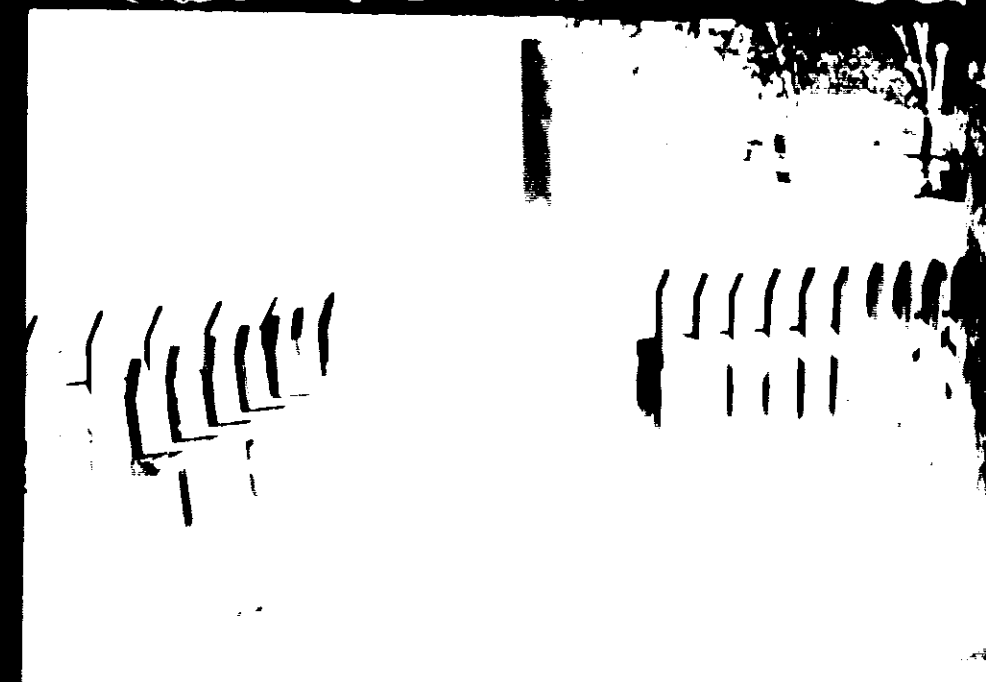
94-235-A
 End Chestnut Oak at Yakima, same enclosed airport
 entrance



8611 Chestnut Oak 2 story garage



Chestnut Oak at White Oak



94-235-A
 8529-8531 Chestnut Oak



8529-8531 Chestnut Oak Road
 Airport with roof removed



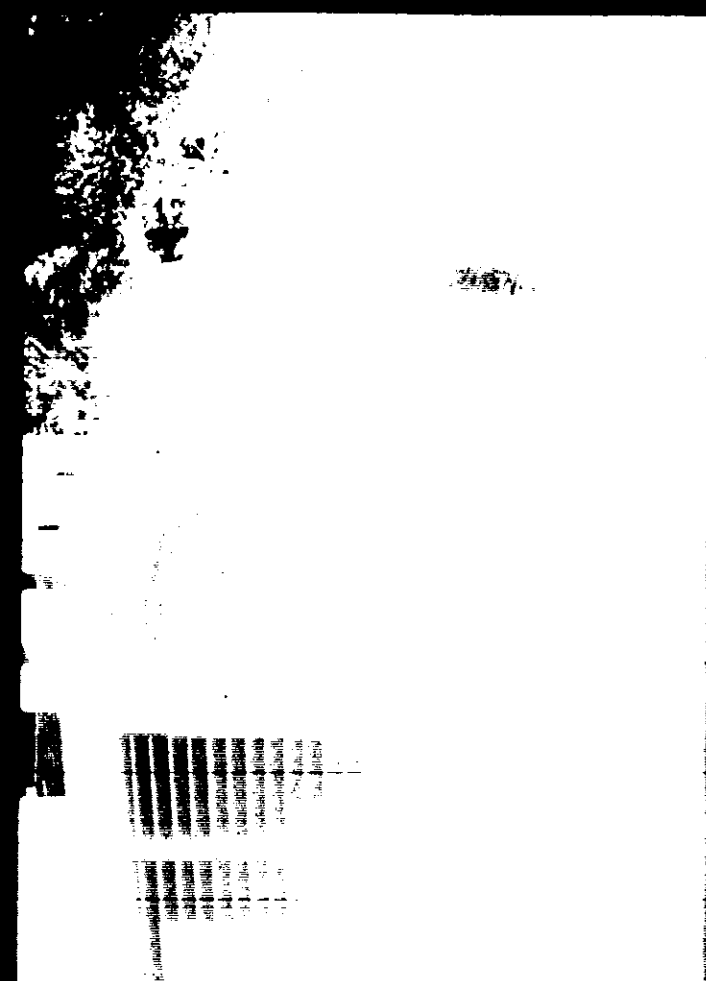
view of alley 8529 Chestnut Oak to road



94-235-A



8611 Chestnut Oak
 2 story garage - overhang
 + brick addition



8600 311 Chestnut Oak
 2nd floor and at Yakima,
 enclosed airport, fence to alley



Chestnut Oak
 Roof removed
 Wall cut
 down

94-235-A

view from other side multi-
 8511 Chestnut Oak back deck



Garage 8505 Chestnut Oak
 w/ a 3' set back. Alley is 15'
 wide. This is a 10' lot area.



8509 Chestnut Oak
 Enclosed garage, with
 back set back

94-235-A

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N-NW N-NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

SCALE
1" = 200'

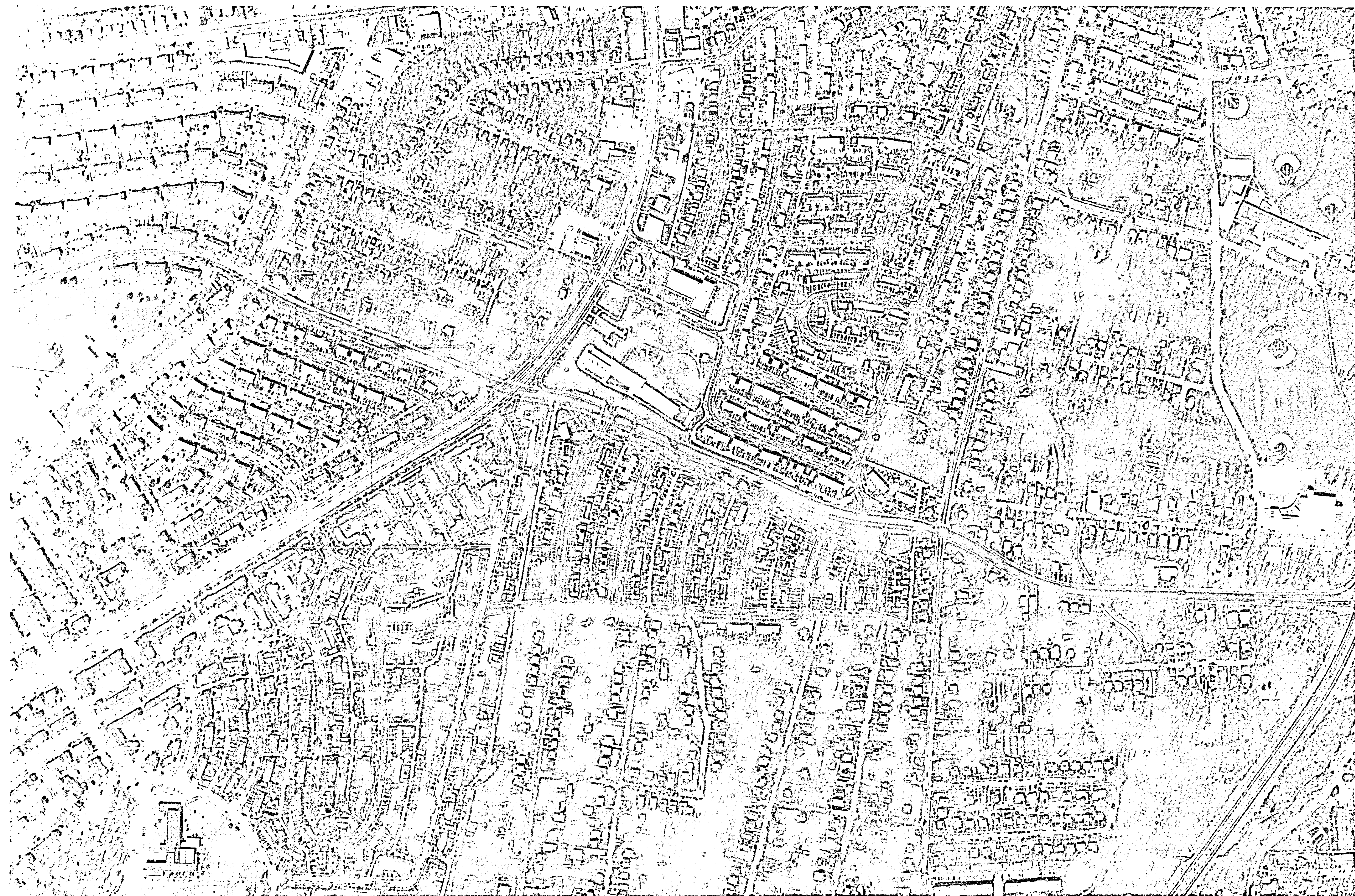
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
BAYNESVILLE
LOCHRAVEN
VILLAGE

SHEET
NE.
9-C

William A. Howard
Chairman, County Council





94-235-A BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
238 PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.,
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	BAYNESVILLE	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986	LOCHRAVEN VILLAGE	9-C